



Spacious and bright

One-bedroom, second floor flat

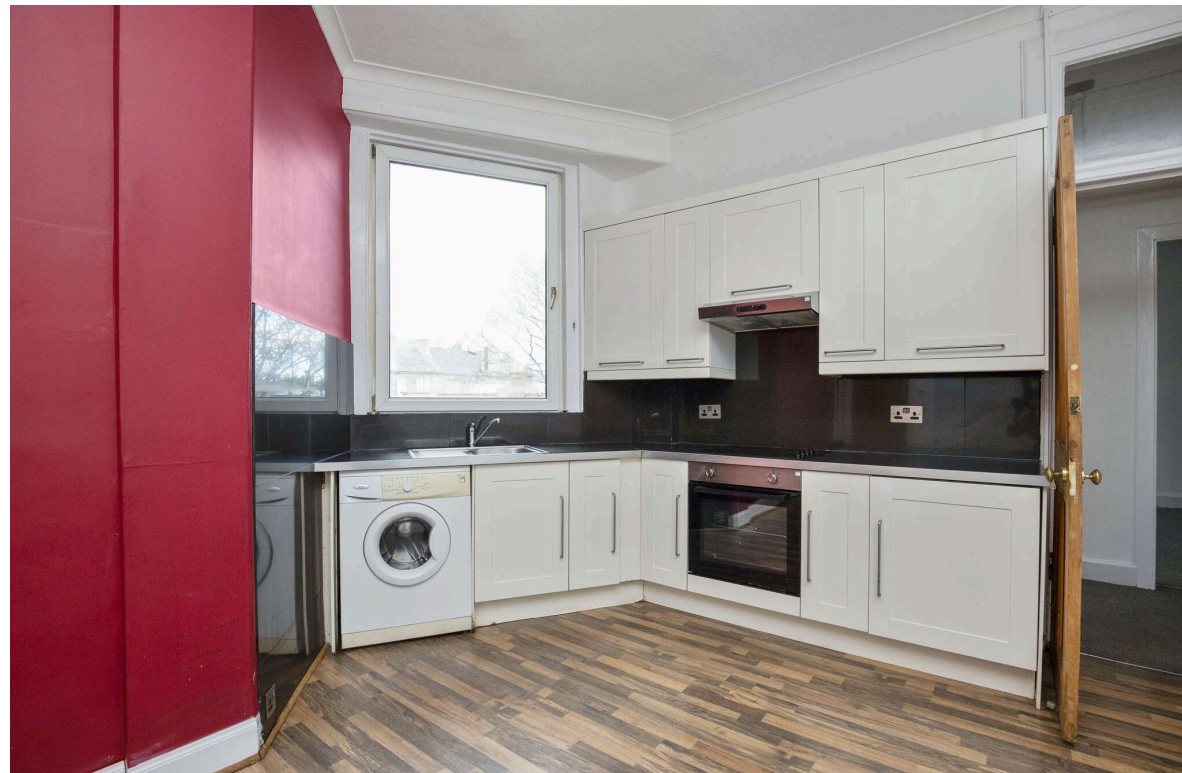


A most spacious, one-bedroom, second floor flat, which lends itself to flexible use with offering a one-bed/two-public-room, or a two-bed/one-public configuration. It forms part of a traditional tenement flat situated in the popular Easter Road district of Edinburgh, close to excellent local amenities, transport links, Holyrood Park and Meadowbank Retail Park. The property which has been nicely decorated throughout, is south facing at the front bringing in plenty of natural light and sunshine. It is in good condition but does offer the purchasers the opportunity to do a little more to make it their home. There is an elegant sitting room with bay window and ornate cornice, with large box room off, an attractive open plan kitchen/dining room which could be used as a living space too. It has a modern fitted kitchen with units in cream, onyx affect work tops and a large, walk-in cupboard. There is a good-sized double bedroom, which has a mirror fitted wardrobe, bathroom, with bath and electric shower, and a communal garden to the rear. There is an abundance of storage throughout especially in the hall. An ideal first-time buy or investment opportunity.



Key Features

- Communal stair with entry phone
- Hall with storage
- Open plan kitchen/dining/living room
- Sitting room
- Box room
- Double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Communal garden
- Permit zone parking and pay and display



Easter Road

Easter Road is an established and bustling east of city centre location with a mix of traditional and modern residential properties. A high amenity area, there is extensive local convenience and specialist shopping nearby including a Lidl supermarket, a Tesco superstore on Duke Street to the north in Leith, and a Sainsbury's at Meadowbank Shopping Park to the south. Frequent public transport is available on Easter Road and London Road, with Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old Town all accessible by foot, as is the Omni Centre with bars, restaurants, a fitness centre, and a multiscreen cinema. Lochend Park, Holyrood Park and Arthur's Seat offer open green spaces for walks.



Extras

All fitted floor coverings, electric hob, oven, extractor hood, automatic washing machine and fridge (no warranties given)

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£240,000

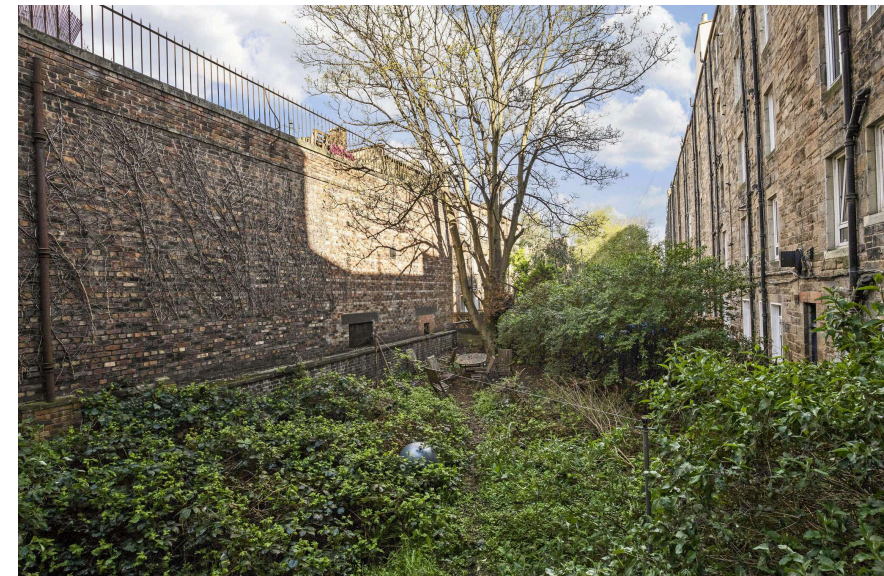
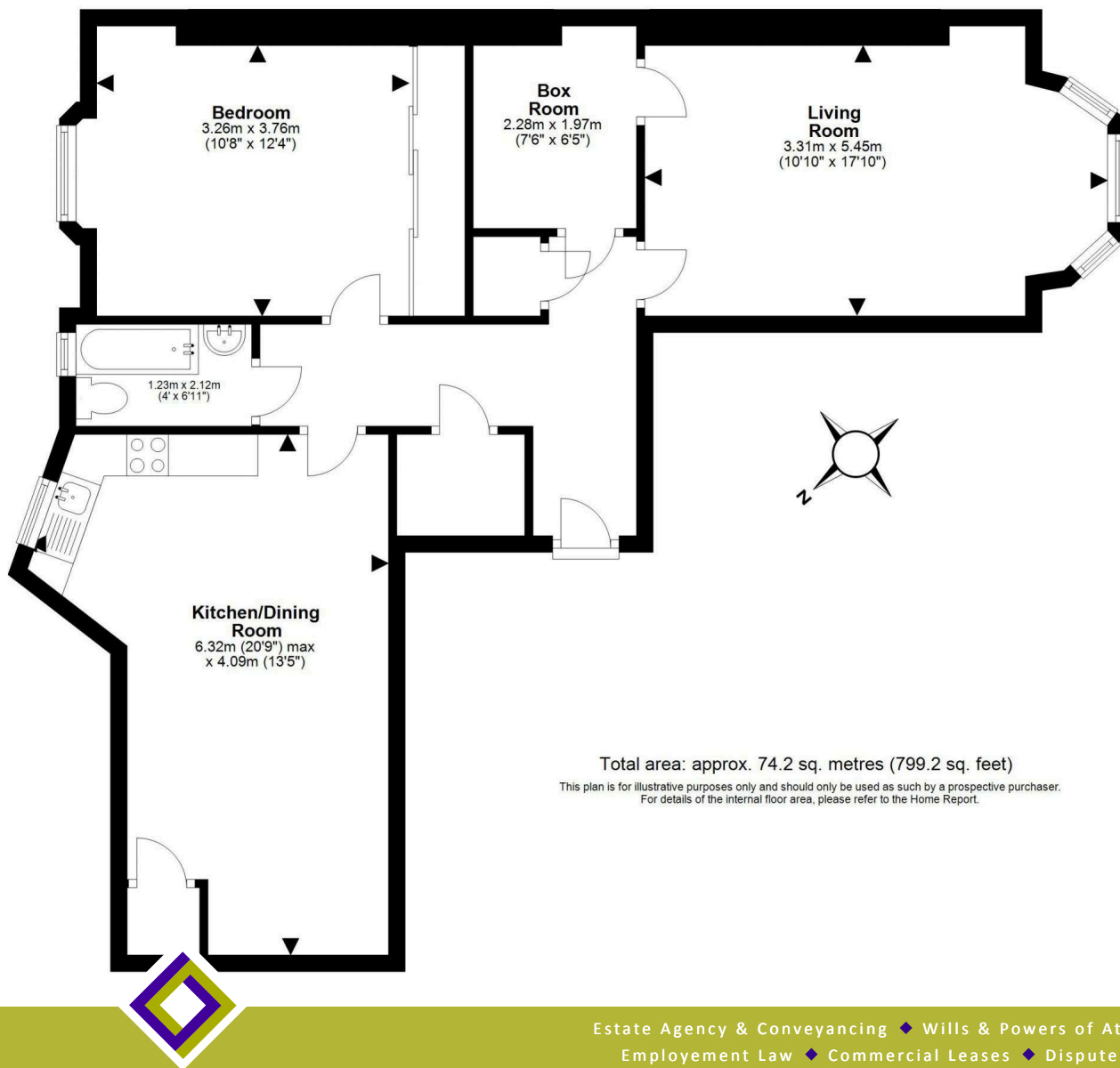
EPC Rating

C

Tenure

Freehold





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